



## FLAT 6, 23 GRIMSTON GARDENS FOLKESTONE, CT20 2PU

**£1,495 PER MONTH**

Nestled in the charming Grimston Gardens of Folkestone, this delightful house, built in 1880, offers a perfect blend of character and modern living. Spanning an impressive 1,432 sq ft, this property is ideal for those seeking a spacious and inviting home.

Upon entering, you are welcomed into a well-proportioned reception room that serves as the heart of the home, providing a warm and comfortable space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a seamless flow throughout the living areas.

The house features two generous bedrooms, each providing a peaceful sanctuary for rest and rejuvenation. The well-appointed bathroom adds to the convenience of this charming residence, catering to the needs of modern living.

**WEST END  
ESTATES**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**EPC Rating: C    Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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# WEST END ESTATES

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